

INDIA NON JUDICIAL

20RB 645838

Handwritten text: 31 JAN 2019

BEFORE THE NOTARY PUBLIC  
BARRISTER AT LAW  
BARRISTER AT LAW

### BOUNDARY DECLARATION

This Declaration is made on this 31<sup>st</sup> day of January, 2019

BY



31 JAN 2019

98003

20 MAR 2018

Sl. No.....Date.....  
Name.....  
Add.....  
A/C.....

S. Ghosh  
Advocate  
Barasat Judges Court  
24 Pgs (N)

SOUMITRA CHANDA  
Licensed Stamp Vendor  
B/2, K. S. Roy Road, Kol-1

M/s. E  
incorpor  
Mandal

M/s. EXCELLA REALTORS PVT. LTD. (PAN - AACCE1856B), a Company incorporated under the Companies Act, 1956, having its registered office at 291/52, Kaikhali, Mondal Ganti, V.I.P. Road, PO - Airport, PS - Baguiati, Kolkata - 700052, Dist: 24 PGS (N) hereinafter referred to and called as the "LANDOWNERS/DECLARANT" (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its executors, administrators, representatives, successors-in-office and assigns) of the ONE PART, being represented by its duly constituted Attorney by virtue of a registered Development Power of Attorney having Being No. 09422/2018 being M/s. EVANIE INFRASTRUCTURE PVT. LTD. (PAN - AAECE5886B), a Company incorporated under the Companies Act, 1956 (CIN - U45309WB2017PTC220329), having its registered office at Premises No. 594/1, Dakshindari Road, "Bima Abasan", Flat No. E2/1, 1<sup>st</sup> floor, PO - Sreebhumi, PS - Lake Town, Kolkata - 700048, Dist: 24 PGS (N), being represented by its Director namely SRI SUPRIYA KUMAR PATRA, s/o Sri Asis Kumar Patra, by faith Hindu, by occupation - business, residing at Village - Radhapur, PO - Madhabpur, PS - Bhupatinagar, Dist: Purba Medinipur, PIN - 721626, by virtue of the resolution adopted, passed and resolved in the meeting of B.O.D. held on 03/11/2017 at 1 PM at its registered office.

AND WHEREAS the Landowner herein being desirous of developing its land by constructing a multi storied building consisting of several self contained residential flats, thereon the said plot of land morefully described in Schedule A hereinafter, had entered into and executed a registered Development Agreement having Being No. 08832/2018 and it has become necessary to delineate the actual boundary of the plot of land under consideration and morefully described in Schedule A hereinafter.

**NOW THIS DECLARATION WITHNESSETH AS FOLLOWS:-**

The Landowner herein declares that the plot of land morefully described in Schedule A hereinafter admeasures about 42 Decimals and is within the boundary area as pointed and marked with red colour in the Site Plan attached herein.

**Schedule A**

All that piece and parcel of land admeasuring about 42 Decimals (out of total 50 Decimals, upon which Development Agreement was executed and registered and being marked with green colour in the Site Plan annexed hereto) laying and situated at Mouza - Bishnupur, J.L.



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No. 44, Touzi No. 10, R.S. No. 126, L.R. Dag No. 3884 and 3885, L.R. Khatian No. 8606, within the jurisdiction of Chandpur Gram Panchayet, PO - Lauhati, PS - Rajarhat, PIN - 700156, Dist: 24 PGS (N), marked with red colour in the Site Plan attached herein, which is butted and bounded as follows:-

On the North - L.R. Dag No. 3885 (P), 10.67 m wide passage  
 On the South - L.R. Dag No. 4009, 4008, 4007  
 On the East - L.R. Dag No. 3878  
 On the West - L.R. Dag No. 3885 (P)

AND

All that piece and parcel of land admeasuring about 1.61 Decimals, 3.5 Decimals, 3.66 Decimals and 0.75 Decimals laying and situated at Mouza - Bishnupur, J.L. No. 44, Touzi No. 10, R.S. No. 126, L.R. Dag No. 3880, 3881, 3882 and 3883 respectively, comprised in L.R. Khatian No. 2595, within the jurisdiction of Chandpur Gram Panchayet, PO - Lauhati, PS - Rajarhat, PIN - 700156, Dist: 24 PGS (N), the said land is being utilized as pathway for the purpose of egress and ingress to the Housing Project under consideration.



A handwritten signature in black ink, appearing to be "Jebunnesa Alam".

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IN WITNESS WHEREOF the parties hereunto execute these presents on the day, month and the year first above-mentioned.

Signed, sealed and delivered by  
in presence of Witness:

1. Atiup Chanda  
86, Golagkata Road.  
Kolkata - 48,

2. Suresh Chandra  
6412 Belghora Road  
Kolkata - 700056

EVANIE INFRASTRUCTURE PVT. LTD.

Director

(SUPRIYA PATRA)  
**SIGNATURE OF THE LANDOWNER**

(For & on behalf of as constituted attorney)

As the Constituted Attorney of the Vendor Namely  
M/S EXCELLA REALTORS PVT. LTD.

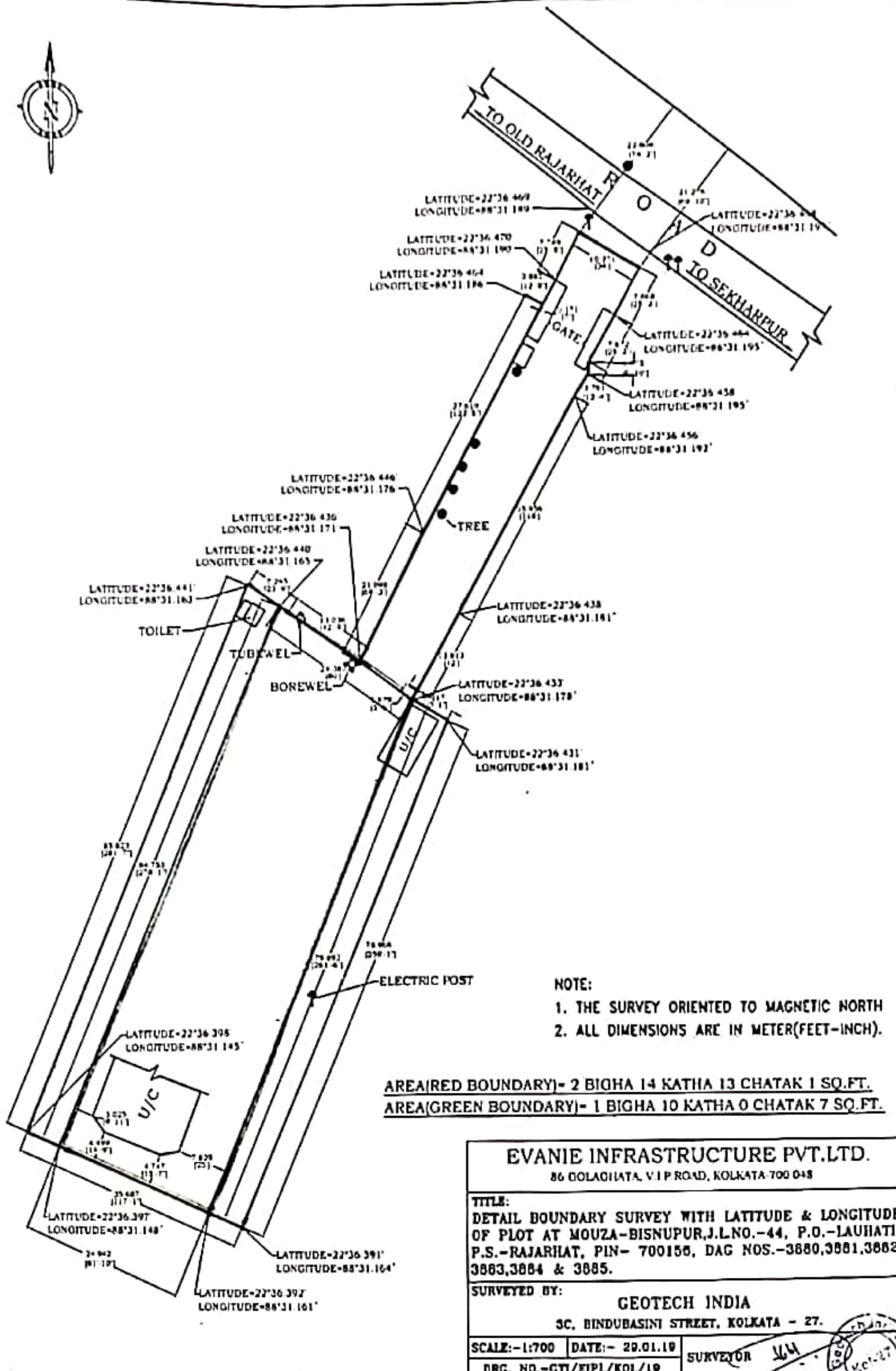
Drafted by me

ATTESTED  
31/1/19  
Jebunnisa Alam  
Notary Public  
Barasat, 24 Pgs (V)  
REGN No 1102



THIS DOCUMENT CONTAINS *four*  
PAGES AND CHECKED BY  
*d*  
Notary CI

31 JAN 2019



- NOTE:
1. THE SURVEY ORIENTED TO MAGNETIC NORTH
  2. ALL DIMENSIONS ARE IN METER(FEET-INCH).

AREA(RED BOUNDARY)- 2 BIGHA 14 KATHA 13 CHATAK 1 SQ.FT.  
 AREA(GREEN BOUNDARY)- 1 BIGHA 10 KATHA 0 CHATAK 7 SQ.FT.

<b>EVANIE INFRASTRUCTURE PVT.LTD.</b> 86 COLACIATA, V.I.P. ROAD, KOLKATA - 700 048	
TITLE: DETAIL BOUNDARY SURVEY WITH LATITUDE & LONGITUDE OF PLOT AT MOUZA-BISNUPUR,J.L.NO.-44, P.O.-LAUHATI, P.S.-RAJARHAT, PIN- 700156, DAG NOS.-3880,3881,3882, 3883,3884 & 3885.	
SURVEYED BY: <b>GEOTECH INDIA</b> 3C, BINDUBASINI STREET, KOLKATA - 27.	
SCALE:-1:700	DATE:- 29.01.19
DRG. NO.-GTI/EIPL/KOL/19	SURVEYOR <i>[Signature]</i>